| 025.0 | 0002 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 935,700 / 935,700 |
| | | | | | USE VALUE: | 935,700 / 935,700 |
| | | | | | ASSESSED: | 935,700 / 935,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 34 | | MARATHON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MCGOVERN FRANCIS J & RITA E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 19 HIGHLAND AVE |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02421 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FLANAGAN MARY T - |
| Owner 2: | - |
| Street 1: | 73 FREEMAN STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2670 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5000.000 | 475,700 | 4,000 | 456,000 | 935,700 |
| Total Card | 0.115 | 475,700 | 4,000 | 456,000 | 935,700 |
| Total Parcel | 0.115 | 475,700 | 4,000 | 456,000 | 935,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.45 | /Parcel: 350.4

## Legal Description

## User Acct

16244

## GIS Ref

## GIS Ref

## Insp Date

07/10/17

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 025.0-0002-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 475,900 | 4000 | 5,000. | 456,000 | 935,900 | 935,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 368,500 | 4000 | 5,000. | 484,500 | 857,000 | 857,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 368,500 | 4000 | 5,000. | 353,400 | 725,900 | 725,900 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 345,100 | 4000 | 5,000. | 307,800 | 656,900 | 656,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 345,100 | 4000 | 5,000. | 262,200 | 611,300 | 611,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 306,600 | 4000 | 5,000. | 256,500 | 567,100 | 567,100 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 306,600 | 4000 | 5,000. | 210,900 | 521,500 | 521,500 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 323,000 | 4000 | 5,000. | 200,600 | 527,600 | 527,600 | | 12/13/2012 |

!2010!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:32:01 |

## LAST REV

| Date | Time |
|---|---|
| 08/03/17 | 16:57:12 |

ekelly

2010

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 16244 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FLANAGAN MARY T | 60785-442 | | 12/20/2012 | | 662,000 | No | No | | |
| FLANAGAN FRANK | 24500-96 | | 4/29/1994 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/19/2008 | 1171 | Manual | 2,000 | | | | | reshingle one half |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/10/2017 | MEAS&NOTICE | KB | Kevin B |
| 5/18/2009 | Measured | 189 | PATRIOT |
| 10/4/1999 | Mailer Sent | | |
| 10/4/1999 | Measured | 256 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 1 | | | | | | | | | 456,000 | | | | | | 456,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 456,000 | Spl Credit | | Total: | 456,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1914 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.09043622 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 181.667 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 646342 |
| Depreciation: | 170634 |
| Depreciated Total: | 475707 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| 1 | 6 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 2 | 11 | 4 | |

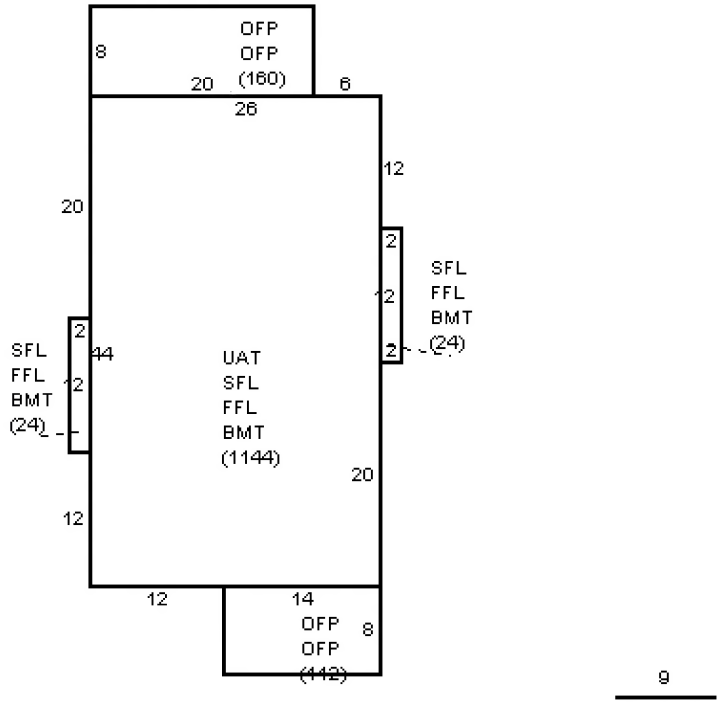
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 181.67 |
| Special Features: | 0 | Val/Su Net: | 107.97 |
| Final Total: | 475700 | Val/Su SzAd | 199.54 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,192 | 54.500 | 64,964 |
| FFL | First Floor | 1,192 | 181.670 | 216,547 |
| SFL | Second Floor | 1,192 | 181.670 | 216,547 |
| OFP | Open Porch | 544 | 19.140 | 10,414 |
| UAT | Upper Attic | 286 | 127.170 | 36,370 |

Net Sketched Area: 4,406 | Total: 544,842

Size Ad 2384 | Gross Are 5264 | FinArea 2670

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 025.0-0002-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | F | AV | 1914 | 20.44 | T | 40 | 104 | | | 4,000 | | | 4,000 |

More: N | Total Yard Items: 4,000 | Total Special Featues: | Total: 4,000